

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
and VARIANCE – E/S Garrison Forest Road,
620' SE of Caves Road * ZONING COMMISSIONER
(417 & 419 Garrison Forest Road)
3rd Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
Alexander B. Montague, et ux * Case No. 99-83-SPHA
Petitioners *

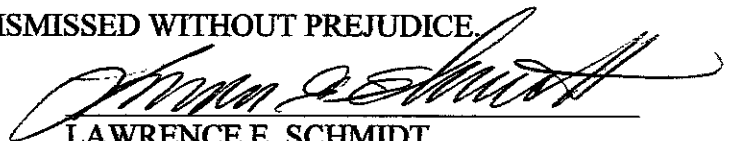
* * * * *

ORDER OF DISMISSAL

WHEREAS, this matter came before me at a public hearing on Tuesday, September 29, 1998 for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Alexander B. and Caroline A. Montague.

WHEREAS, during the course of proceedings, the Petitioners requested a continuation of the hearing to further explore their plans and determine whether or not they wished to proceed on the Petitions filed. By letter dated September 30, 1998, this Zoning Commissioner confirmed their request for continuance and advised the Petitioners to notify me of their intentions within thirty (30) days of the date of that letter. Inasmuch as nearly five (5) months have passed with no word from the Petitioners, it is apparent that they no longer wish to proceed on the Petitions filed. Thus, in order to close the file in this case, I am persuaded to dismiss the matter without prejudice.

16th THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of February, 1999 that the Petitions for Special Hearing and Variance filed in the above-captioned matter be and the same are hereby DISMISSED WITHOUT PREJUDICE.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Alexander B. Montague

421 Garrison Forest Road, Owings Mills, Md. 21117

Mr. Bruce E. Doak, Gerhold, Cross & Etzel, Ltd.,

320 E. Towsontown Blvd., Suite 100, Towson, 21286

People's Counsel; Case File

ORDER RECEIVED FOR FILING

Date 2/16/99



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at #417 & #419 GARRISON FOREST ROAD

which is presently zoned RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

THE NON-DENSITY TRANSFER OF A 1.011 ACRE PARCEL OF LAND
TO AN ADJOINING PROPERTY OWNER AND TO PERMIT AN 18' HIGH ACCESSORY
STRUCTURE TO REMAIN ON A NEWLY CREATED VACANT LOT.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

ALEXANDER B. MONTAGUE

(Type or Print Name)

Signature

CAROLINE F. MONTAGUE

(Type or Print Name)

Signature

421 GARRISON FOREST ROAD 410-363-8938

Address

Phone No.

OWINGS MILLS, MARYLAND 21117

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD.

Name SUITE 100

320 E. TOWSONTOWN BLVD. 21286

Address

Phone No.

410-823-4470

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: CAH

DATE

20 Aug 96



99-83-SPHA

83

ORDER RECEIVED FOR FILING

Date

By



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 417 & 419 GARRISON FOREST ROAD

which is presently zoned RC 5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A04.3.B.2 (SEE ATTACHED)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

THE EXISTING STRUCTURES HAVE EXISTED THIS WAY FOR DECADES.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Printed with Soybean Ink
on Recycled Paper

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

ALEXANDER B. MONTAGUE
(Type or Print Name)

Signature

CAROLINE A. MONTAGUE
(Type or Print Name)

Signature

421 GARRISON FOREST ROAD 410-363-8938
Address Phone No.

OWINGS MILLS, MARYLAND 21117
City State Zipcode

Name, Address and phone number of representative to be contacted.

BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD. 410-823-4470
Name SUITE 100

320 E. TOWSONTOWN BLVD. TOWSON, MD. 21286
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

99-83-SPHA

ORDER RECEIVED FOR FILING

Date

BY

#417 & #419 GARRISON FOREST ROAD

Petition for a Variance from Section 1A04.3.B.2 :

A) To allow a side yard setback of 35.8'+/- in lieu of the required 50' for the existing dwelling (#417 Garrison Forest Road).

B) To allow a front yard setback of 50'+/- from the center of the road in lieu of the required 75' for the existing dwelling (#417 Garrison Forest Road).

C) To allow a side yard setback of 1.5' ~~1.5' +/-~~ in lieu of the required 2.5' for the existing accessory structure (~~block & frame garage~~). # 419
existing

GORDON T. LANGDON
EDWARD F. DEIACO-LOHR
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD.

Registered Professional Land Surveyors

SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318

410-823-4470
FAX 410-823-4473

EMERITUS

PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP K. CROSS
OF COUNSEL
JOHN F. ETZEL
WILLIAM G. ULRICH

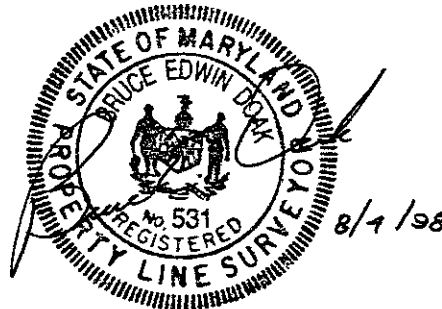
August 4, 1998

**ZONING DESCRIPTION
417 & 419 GARRISON FOREST ROAD**

Beginning for the same on the east side of Garrison Forest Road 620 feet, more or less, southeast of Caves Road, and running thence, 1) North 71 degrees 02 minutes 35 seconds East 367.77 feet, 2) South 20 degrees 44 minutes 46 seconds East 237.58 feet, 3) South 71 degrees 08 minutes 31 seconds West 371.25 feet to the west side of Garrison Forest Road, and running along and crossing Garrison Forest Road, 4) North 19 degrees 54 minutes 39 seconds West 236.86 feet, to the place of beginning.

Containing 2.011 Acres of land, more or less.

This description only satisfies the requirements of the Office of Zoning and is not for conveyance purposes.



99-83-5PHA 83

BALTIMORE COUNTY, MARY ID
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 056144

DATE 20 Aug 98 ACCOUNT R-001 6150

83
CASH AMOUNT \$ 100.00

RECEIVED FROM: Montague

FOR: Montague (417 + 419) GNEILSON
Montague (Rel)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
8/21/98 8/20/1998 15:00:30
REF 0001 CASHIER CLIN CAL DROPPED 1
J MISCELLANEOUS CASH RECEIPT
Revised to 06/06/96
CR NO. 066144

100.00 DOLLAR
Baltimore County, Maryland

99-83-SPHA

CASHIER'S VALIDATION

NOTICE OF PUBLIC HEARING

The Zoning Commission of Baltimore County, Maryland, will hold a public hearing in Towson, Maryland, on the property identified herein as follows:

Case #95-03-SP-1A
417 & 419 Garrison Forest Road
E/S Garrison Forest Road, N of Spring Forest Court
3rd Election District
3rd Councilmanic District
Legal Owner(s):
Caroline A. & Alexander B. Montague

Special Hearing to approve the non-densely transfer of a 1011 acre parcel of land to an adjoining property owner and to permit an 18-foot high accessory structure to remain on a newly vacated vacant lot. Variances to allow a side yard setback of 15.5 feet in lieu of the required 20 feet for the existing building and a front setback of 15.5 feet in lieu of a front setback of 20 feet.

front yard setback of 15.5 feet from the front of the road. The proposed building is 75 feet for the front setback (417 Garrison Forest Road) and to allow a side yard setback of 15.5 feet in lieu of the required 20 feet for the existing accessory structure, existing garage (419 Garrison Forest Road).

Hearing: Tuesday, September 29, 1998 at 2:00 p.m. in Room 407 County Courts Bldg., 401 Bailey Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 887-3353. (2) For information concerning the file and/or hearing Please Call (410) 887-3351.

9/16 Sept 10 0257880

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/10, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/10, 1998.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case No 99-83-SFHA

Petitioner/Developer: MONTAGUE, ETAL
C/O G.C. & E (BRUCE DOAK)

Date of Hearing/Closing: 9/29/98
@ 2:00 PM

Baltimore County Department of
 Permits and Development Management
 County Office Building, Room 111
 111 West Chesapeake Avenue
 Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
 were posted conspicuously on the property located at #417 & 419

GARRISON FOREST RD.

The sign(s) were posted on 9/13/98
 (Month, Day, Year)

Sincerely,

Patrick M O'Keefe 9/20/98
 (Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

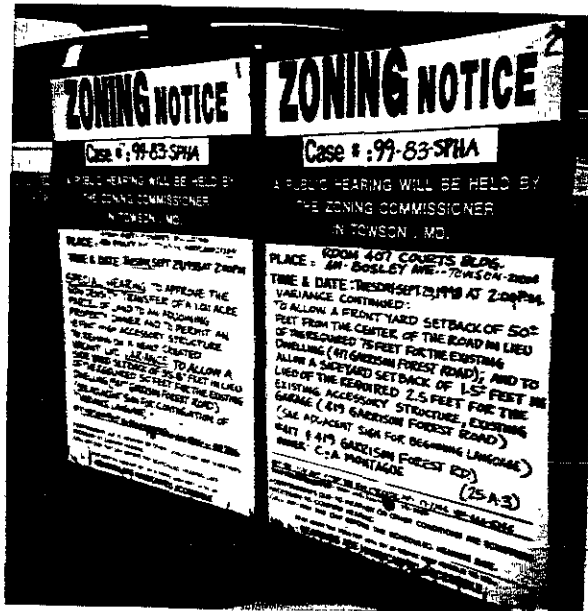
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



Post-it® Fax Note	7671	Date	# of pages
To	L. SCHMIDT	From	O'KEEFE
Co./Dept.	ZON. COMM.	Co.	
Phone #	4386	Phone #	9058571
Fax #	887-3468	Fax #	

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: _____

83

Petitioner: ALEXANDER B. MONTAGUE

Address or Location: #417 & #419 GARRISON FOREST ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ALEXANDER B. MONTAGUE

Address: 421 GARRISON FOREST ROAD

OWINGS MILLS, MARYLAND 21117

Telephone Number: 410-363-8938

Revised 2/20/98 - SCJ

99-83-SPNA

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-83-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Special Hearing to allow a non density transfer
of 1.011 Acres and to permit an 18' high accessory
structure to remain on that parcel. Variance to permit
existing setbacks of 35.8 in lieu of 50' for side yard.
50 feet to $\frac{1}{2}$ of road in lieu of 75'; and side yard of 2.3'
1.5' for garage in lieu of 2.5'

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
September 10, 1998 Issue - Jeffersonian

Please forward billing to:

Alexander B. Montague
421 Garrison Forest Road
Owings Mills, MD 21117

410-363-8938

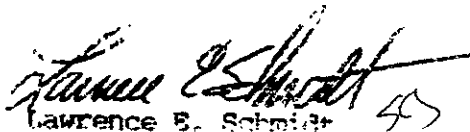
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-83-SPHA
417 & 419 Garrison Forest Road
E/S Garrison Forest Road, N of Spring Forest Court
3rd Election District - 3rd Councilmanic District
Legal Owner: Caroline A. & Alexander B. Montague

Special Hearing to approve the non-density transfer of a 1.011 acre parcel of land to an adjoining property owner and to permit an 18-foot high accessory structure to remain on a newly created vacant lot. Variance to allow a side yard setback of 35.8 +/- feet in lieu of the required 50 feet for the existing dwelling (417 Garrison Forest Road); to allow a front yard setback of 50 +/- feet from the center of the road in lieu of the required 75 feet for the existing dwelling (417 Garrison Forest Road); and to allow a side yard setback of 1.5 +/- feet in lieu of the required 2.5 feet for the existing accessory structure, existing garage (419 Garrison Forest Road).

HEARING: Tuesday, September 29, 1998 at 2:00 p.m. in Room 407, County Courts
Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

August 27, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-83-SPHA
417 & 419 Garrison Forest Road
E/S Garrison Forest Road, N of Spring Forest Court
3rd Election District - 3rd Councilmanic District
Legal Owner: Caroline A. & Alexander B. Montague

Special Hearing to approve the non-density transfer of a 1.011 acre parcel of land to an adjoining property owner and to permit an 18-foot high accessory structure to remain on a newly created vacant lot. Variance to allow a side yard setback of 35.8 +/- feet in lieu of the required 50 feet for the existing dwelling (417 Garrison Forest Road); to allow a front yard setback of 50 +/- feet from the center of the road in lieu of the required 75 feet for the existing dwelling (417 Garrison Forest Road); and to allow a side yard setback of 1.5 +/- feet in lieu of the required 2.5 feet for the existing accessory structure, existing garage (419 Garrison Forest Road).

HEARING: Tuesday, September 29, 1998 at 2:00 p.m. in Room 407, County Courts
Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with a stylized flourish at the end.

Arnold Jablon
Director

c: Caroline & Alexander Montague
Gerhold, Cross & Etzel, Ltd.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY SEPTEMBER 14, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 24, 1998

Mr. Bruce E. Doak
Gerhold, Cross & Etzel, Ltd.
320 E. Towsontown Blvd., Suite 100
Towson, MD 21286

RE: Item No.: 83
Case No.: 99-83-SPHA
Location: 417 and 419
Garrison Forest Road

Dear Mr. Doak:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on August 20, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: September 3, 1998

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for September 8, 1998
Item No. 083

The Development Plans Review Division has reviewed the subject zoning item. This property was approved as a minor subdivision on September 1, 1993, called "The Burnham Property", project #92-265M, title reference: Bette June H. Burnham, E.H.K. Jr., 7064 Folio 178 (Parcel 1) December 31, 1985, tax account #0302085889 (2 lot subdivision).

As shown on the minor subdivisions, a 100 year flood plain and forest buffer easement exists on this site.

RWB:HJO:jrb

cc: File

ZONE0898.083

Due Date: 9/8/98

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS/B*

SUBJECT: Zoning Item #83

Montague Property- Garrison Forest Road

Zoning Advisory Committee Meeting of August 31, 1998

----- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

----- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

X Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

----- Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: September 4, 1998

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 83, 84, 85, 86, and 87

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Section Chief:

Jeffrey W. Long

AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: **8-31-91**

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. **083** **CAM**

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
417 & 419 Garrison Forest Rd, E/S Garrison Forest
Rd, N of Spring Forest Ct, 3rd Election District,
3rd Councilmanic

Legal Owners: Alexander and Caroline Montague

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-83-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of September, 1998, a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontowne Blvd., Towson, MD 21286, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

September 30, 1998

Mr. Alexander B. Montague
421 Garrison Forest Road
Owings Mills, Maryland 21117

RE: PETITIONS FOR SPECIAL HEARING and VARIANCE
E/S Garrison Forest Road, 620' SE of Caves Road
(417 & 419 Garrison Forest Road)
3rd Election District - 3rd Councilmanic District
Alexander B. Montague, et ux - Petitioners
Case No. 99-83-SPHA

Dear Mr. Montague:

This letter is to confirm that the hearing in the above-captioned matter, which commenced on Tuesday, September 29, 1998, was continued at your request to allow you an opportunity to further explore your plans and determine whether you wish to proceed on the Petitions filed. It was agreed at the hearing that you would notify me of your decision within the next few weeks. Therefore, I shall hold this case in abeyance until such time as I hear from you; however, in an effort to resolve this case in a timely manner, it is requested that you advise me of your intentions within thirty (30) days of the date of this letter.

Your consideration in this matter will be appreciated.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

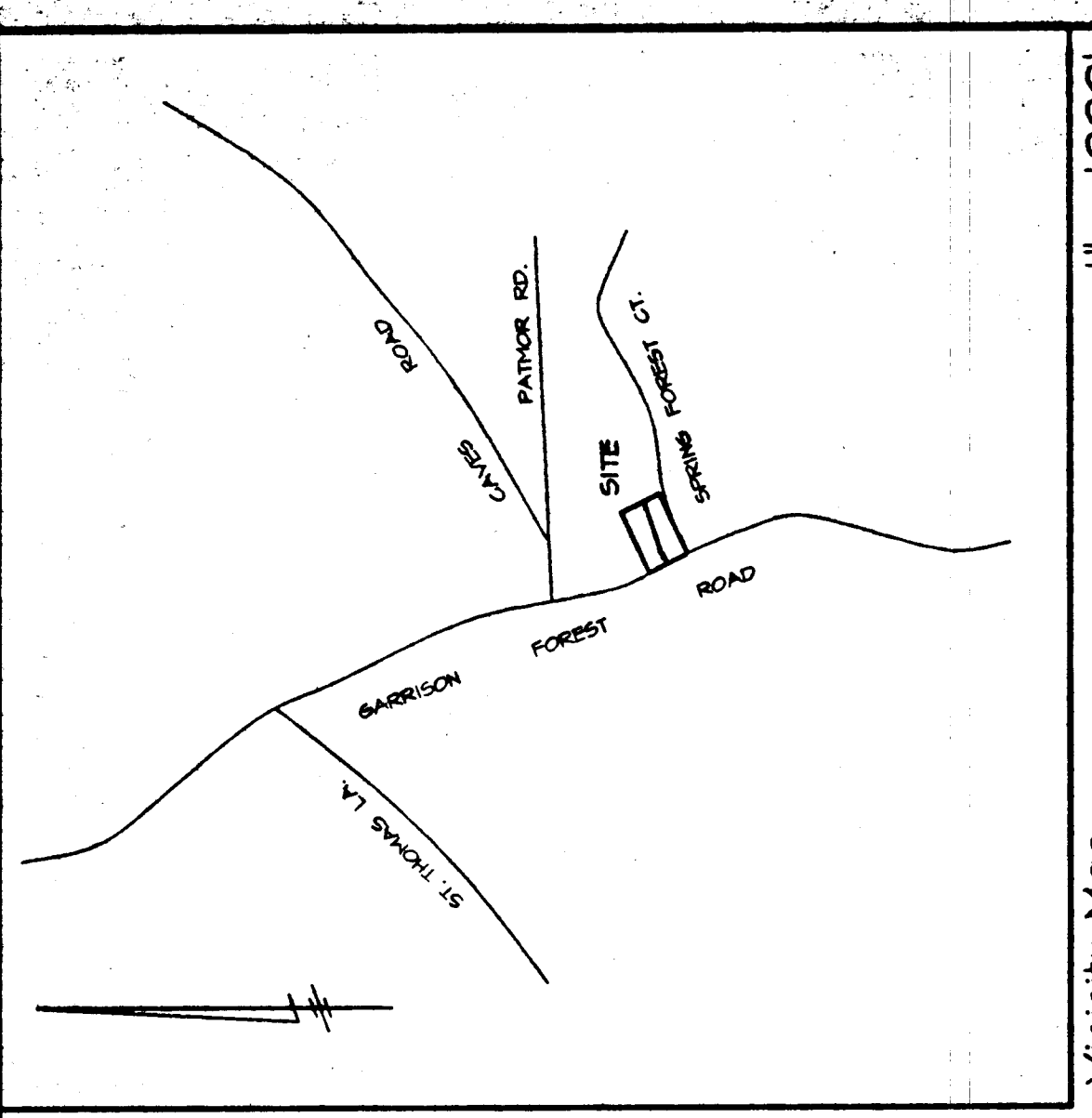
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Bruce E. Doak, Gerhold, Cross & Etzel
320 E. Towsontown Boulevard, Suite 100, Towson, Md. 21286

People's Counsel; Case Files





Vicinity Map
1" = 1000'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON WAS SURVEYED BY GERHOLD, CROSS & ETZEL, LTD.
2. GERHOLD, CROSS & ETZEL, LTD. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON.
3. THE PROPERTY IS NOT IN THE 100 YEAR FLOODPLAIN.
4. THE PROPERTY IS LOCATED IN THE GREEN SPRING VALLEY NATIONAL REGISTERED HISTORIC DISTRICT.
5. PRIOR ZONING CASES: 48-204-SPVA
6. SPECIAL HEARINGS TO CONSIDER THE NON-CONFORMING USE OF TWO DWELLINGS ON THE PROPERTY AND TO APPROVE THE OWNERS RIGHT TO SEPARATELY CONVERT THE DWELLINGS.
7. VARIANCE TO PERMIT A LOT AREA OF 840 TO AC. IN LIEU OF THE REQUIRED 1 AC. AND TO PERMIT A SIDE YARD SETBACK OF 36' IN LIEU OF THE REQUIRED 50'.
8. APPROVED UNDER ORDER DATED JUNE 4, 1988.

VARIANCE REQUEST

- A TO ALLOW A SIDE YARD SETBACK OF 36' IN LIEU OF THE REQUIRED 50' FOR THE EXISTING DWELLING (417 GARRISON FOREST ROAD).
- B TO ALLOW A FRONT YARD SETBACK OF 30' FROM THE CENTER OF THE ROAD IN LIEU OF THE REQUIRED 75' FOR THE EXISTING DWELLING (417 GARRISON FOREST ROAD).
- C TO ALLOW THE SIDE YARD SETBACK OF 12' AND 23' IN LIEU OF THE REQUIRED 25' FOR THE ACCESSORY STRUCTURE.

SPECIAL HEARINGS REQUEST

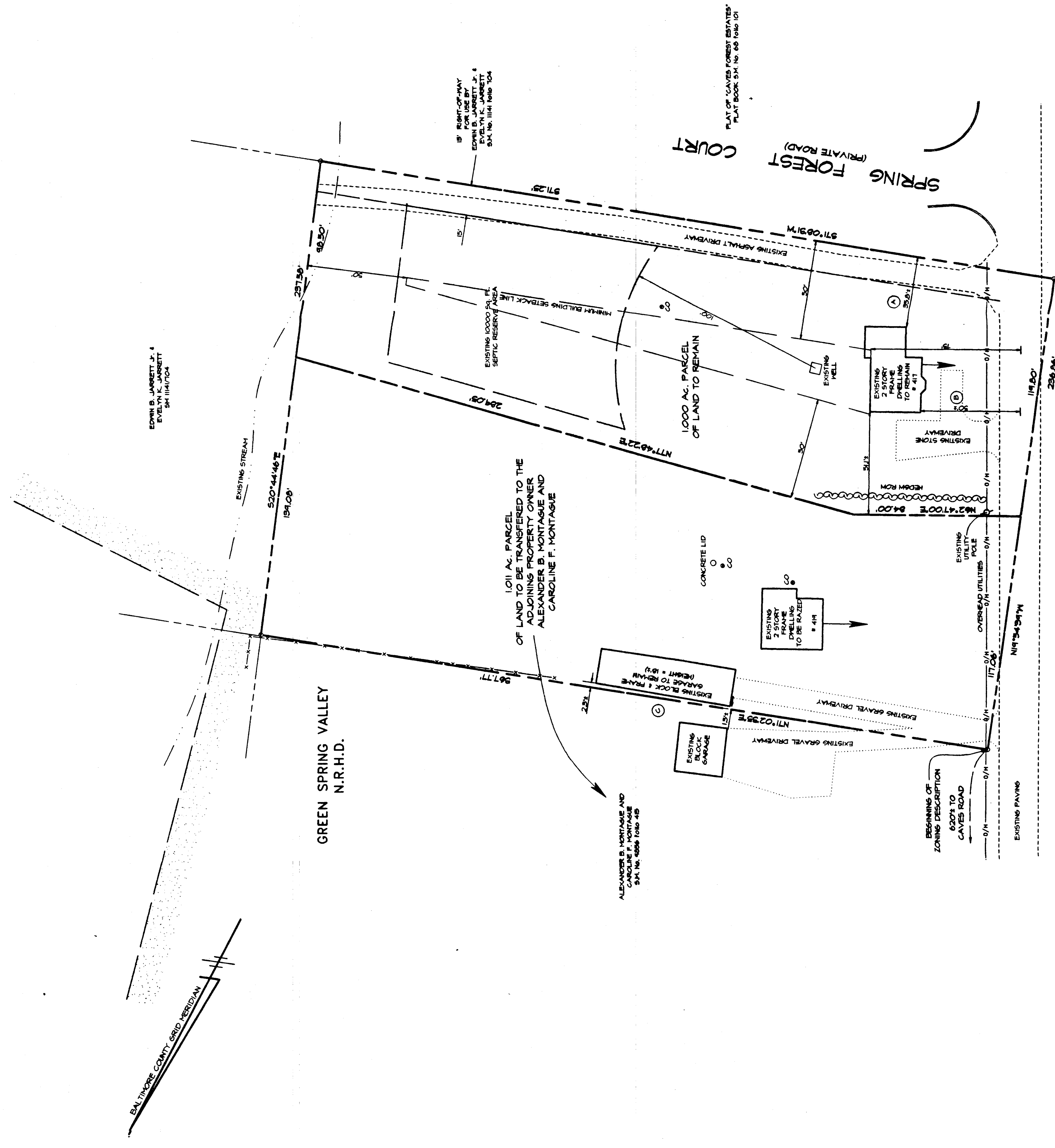
TO APPROVE THE NON-DENSITY TRANSFER OF A 1.01 ACRES PARCEL OF LAND TO AN ADJOINING PROPERTY OWNER.

DENSITY CALCULATIONS
EXISTING ZONING RC 5
GROSS AREA 2.011 AC.
LOTS PERMITTED 2.011 x 0.667 = 1.3
LOTS PROPOSED 1

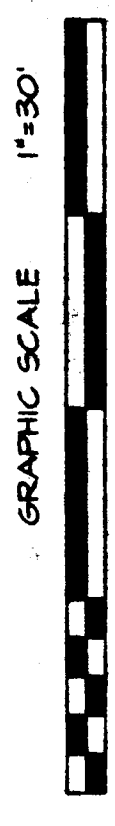
OWNER
ALEXANDER B. MONTAGUE &
CAROLINE F. MONTAGUE
421 GARRISON FOREST ROAD
OWINGS MILLS, MD. 21117
410-363-8438

PLAT TO ACCOMPANY A PETITION
FOR ZONING VARIANCES AND
SPECIAL HEARING

417 & 419 GARRISON FOREST ROAD
Deed Ref: NO RECORDING REFERENCE TO DATE
Tax Account No. 0302085894
Zoned RC 5
Tax Map 58; Grid 23; Parcel 749
8th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



GARRISON FOREST ROAD
(21 1/2 PAVING)



Scale: 1" = 30'
JULY 27, 1988

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

99-83-SPHA